

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Longpoint Road, 250' W of  
the c/l of Faircross Road  
(8211 Longpoint Road)  
12th Election District  
7th Councilmanic District

Louis Bonincontri  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-397-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 8211 Longpoint Road, located in the vicinity of Sollers Point in Dundalk. The Petition was filed by the owner of the property, Louis Bonincontri. The Petitioner seeks variance relief from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4 feet in lieu of the minimum required 10 feet for a proposed 6' x 30' addition. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits

ORDER REQUESTED FOR PLAC

DES

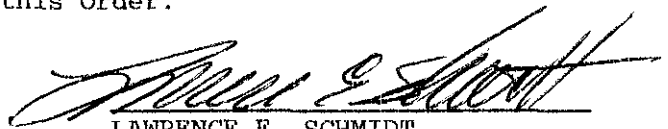
By

submitted provide sufficient facts that comply with the requirements of Section 307.J of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of June, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4 feet in lieu of the minimum required 10 feet for a proposed 6' x 30' addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Since this property is located within a 100-year flood plain, the Petitioner must comply with the Zoning Plans Advisory Committee (ZAC) comments submitted by Robert W. Bowling, Chief, Developers Engineering Section of the Department of Public Works, dated May 23, 1995.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 6, 1995

Mr. Louis Bonincontri  
8211 Longpoint Road  
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Longpoint Road, 250' W of the c/l of Faircross Road  
(8211 Longpoint Road)  
12th Election District - 7th Councilmanic District  
Louis Bonincontri - Petitioner  
Case No. 95-397-A

Dear Mr. Bonincontri:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

File





# Petition for Administrative Variance

95-397-A

to the Zoning Commissioner of Baltimore County

for the property located at 8211 Longpoint Rd.  
which is presently zoned A9 DC.5.5.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

## HARDSHIP DIFFICULTY

- TOO CLOSE TO PROPERTY LINE

1. NEED ADDITIONAL SPACE FOR WASHER/DRYER, PREVIOUS OWNER NEVER HAD

2. PLAN TO HAVE A FAMILY, MASTER BEDROOM TOO SMALL FOR COUPLE

3. PLAN TO PUT SHOWER IN MASTER BEDROOM, FOR PRIVACY + CONVENIENCE FROM

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. FOOMATE

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

LOUIS BONIN CON TRI

(Type or Print Name)

Louis Bonin

Signature

(Type or Print Name)

Signature

8211 Longpoint Rd

Address

HN # 285-3648

WK # 328-5775

Phone No.

BALTO.

City

MD.

State

21222

Zipcode

Name, Address and phone number of representative to be contacted,

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ESTIMATED POSTING DATE: \_\_\_\_\_



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 394

507

ORDER RECEIVED FOR FILING

Date 6/6/95



# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do presently reside at 8211 Longpoint Rd.  
address  
BALTIMORE MD 21222  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- NEED ADDITIONAL SPACE FOR WASHER/DRYER PREVIOUS OWNER NEVER HAD
- PLAN TO HAVE A FAMILY MASTER BEDROOM TOO SMALL FOR COUPLE
- PLAN TO PUT SHOWER IN MASTER BEDROOM FOR PRIVACY AND CONVENIENCE FROM ROOMMATE
- THE HOT WATER HEATER IS BEING BROUGHT DOWN FROM UPSTAIRS TO DOWN STAIRS TO BE PUT IN MUD ROOM WITH WASHER/DRYER
- TOO CLOSE TO PROPERTY LINE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Louis Bonincontri  
(signature)

Louis Bonincontri  
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of April, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/26/95  
date

Vicki Farmer  
NOTARY PUBLIC

My Commission Expires: 8/1/96

VICKI FARMER  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires Aug 1, 1996

## ZONING DESCRIPTION

95-397-A

ZONING DESCRIPTION FOR 8211 Longpoint Road

Beginning at a point on the North side of Longpoint Road which is app. 30 feet (paved) wide at the distance of 250 feet West of the centerline of the nearest improved intersecting street Faircross Road which is app. 30 feet wide. Being Lot #6, Block 4, Section #B in the subdivision of Murray Point as recorded in Baltimore County Plat Book #13, Folio #19 containing .11 acres/1110 sq. ft., also known as 8211 Longpoint Road and located in the 12 Election District, 7 Councilmanic District.

## NEIGHBORHOOD BOUNDARIES AND CHARACTERISTICS:

The neighborhood is bounded on the north by Holabird Avenue, on the south by Pittsburg Avenue, on the east by Northview Road, and on the west by Dundalk Avenue. The neighborhood is comprised mainly of single family dwellings of various styles and ages. Commercial and Industrial land uses along major arteries.

## LEGAL DESCRIPTION:

Map 110, Grid 6, Parcel 32, Section B, Block 4, Lot 6 - Murray Point, SMSA #0720.

8/10/11

394

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-397-A

District 12th

Date of Posting 5/14/95

Posted for:

Variance

Petitioner:

Louis Bonincontri

Location of property:

8211 Longpoint Rd, N/S

Location of Signs:

Facing roadway, on property being zoned

Remarks:

Posted by

M. Healy

Signature

Date of return:

5/19/95

Number of Signs:

1



APPROVED



Public Works  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-397-A

Account: R-001-6150

Number

314

Date

12-95

LOUIS BOVINCAUTI  
5211 LONG POND RD.

CIO. VAR. (Admin). SEC

CSC 1 SIGN. 135

TOTAL

\$85

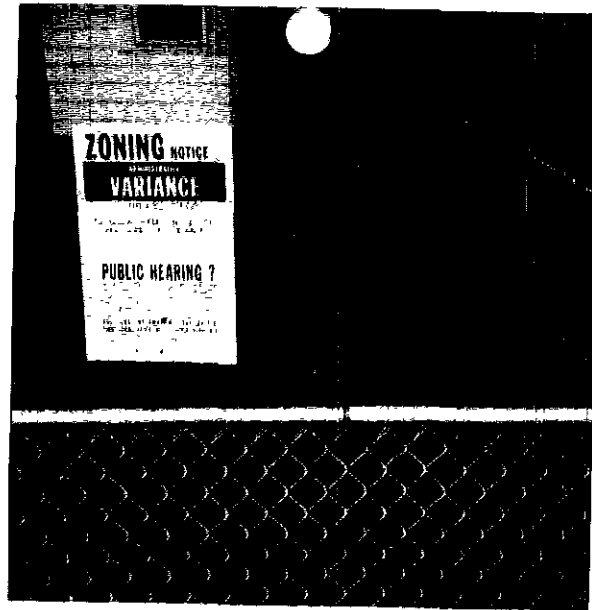
PAID TO THE ORDER OF  
BALTIMORE COUNTY

PAID TO THE ORDER OF  
BALTIMORE COUNTY

Please Make Checks Payable To: Baltimore County

Cashier Validation





397

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 394

Petitioner: LOUIS BONIN CENTRI

Location: 8211 Longpoint Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: LOUIS BONIN CENTRI

ADDRESS: 8211 Longpoint Rd.

BALTIMORE MD, 21222

PHONE NUMBER: Home # 410-285-3648

WORK # 410-328-5775

AJ:ggs

394  
(Revised 04/09/93)



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 11, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-397-A (Item 394)  
8211 Longpoint Road  
N/S Longpoint Road, 250' W of c/l Faircross Road  
12th Election District - 7th Councilmanic  
Legal Owner(s): Louis Bonincontri

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 14, 1995. The closing date (May 30, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Louis Bonincontri

RECEIVED  
MAY 11 1995



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 25, 1995

Mr. Louis Bonincontri  
8211 Longpoint Road  
Baltimore, Maryland 21222

RE: Item No.: 394  
Case No.: 95-397-A  
Petitioner: L. Bonincontri

Dear Mr. Bonincontri:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 2, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)


6/1/95



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director   
Office of Planning and Zoning

DATE: May 16, 1995

SUBJECT: 8211 Longpoint Road

INFORMATION:

Item Number: 394  
Petitioner: Louis Bonincontri  
Property Size: \_\_\_\_\_  
Zoning: DR-5.5  
Requested Action: Variance  
Hearing Date:       /      /      

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to allow a 4' setback in lieu of the required 10 '.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Lewis

PK/JL

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: May 23, 1995  
 Zoning Administration and Development Management

FROM: *Pub* Robert W. Bowling, P.E., Chief  
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
 for May 22, 1995  
 Item No. 394

The Developers Engineering Section has reviewed the subject zoning item. This site is located in a 100-year tidal flood plain requiring the lowest floor of any building be elevated one foot above the 100-year frequency tidal elevation as defined by the Federal Emergency Management Agency, Flood Insurance Administration's Flood Insurance Study.

RWB:sw

To: Joyce Watson  
ZAC Commem

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 5/15/95

DATE: 5/16/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 393  
394  
395  
396  
398  
399  
400

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/11/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 15, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 392, 394, 395, 396,  
397, 398, 399 AND 400.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File







Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

5-12-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 394 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

## **PETITION PROBLEMS AGENDA OF MAY 15, 1995**

### **#393 --- JRA**

1. Need printed or typed title of person signing for legal owner.
2. Need authorization for person signing for legal owner.

### **#394 --- JRA**

1. Wording on petition form is incomplete (ends in mid sentence).
2. No review information on bottom of petition form.
3. No estimated posting date on petition form.
4. Notary section is incorrect.

### **#400 --- CAM**

1. Item number should have been 400, not 404. (Petition needs to be notified.)
2. Notary section is incomplete.

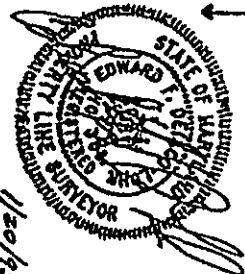
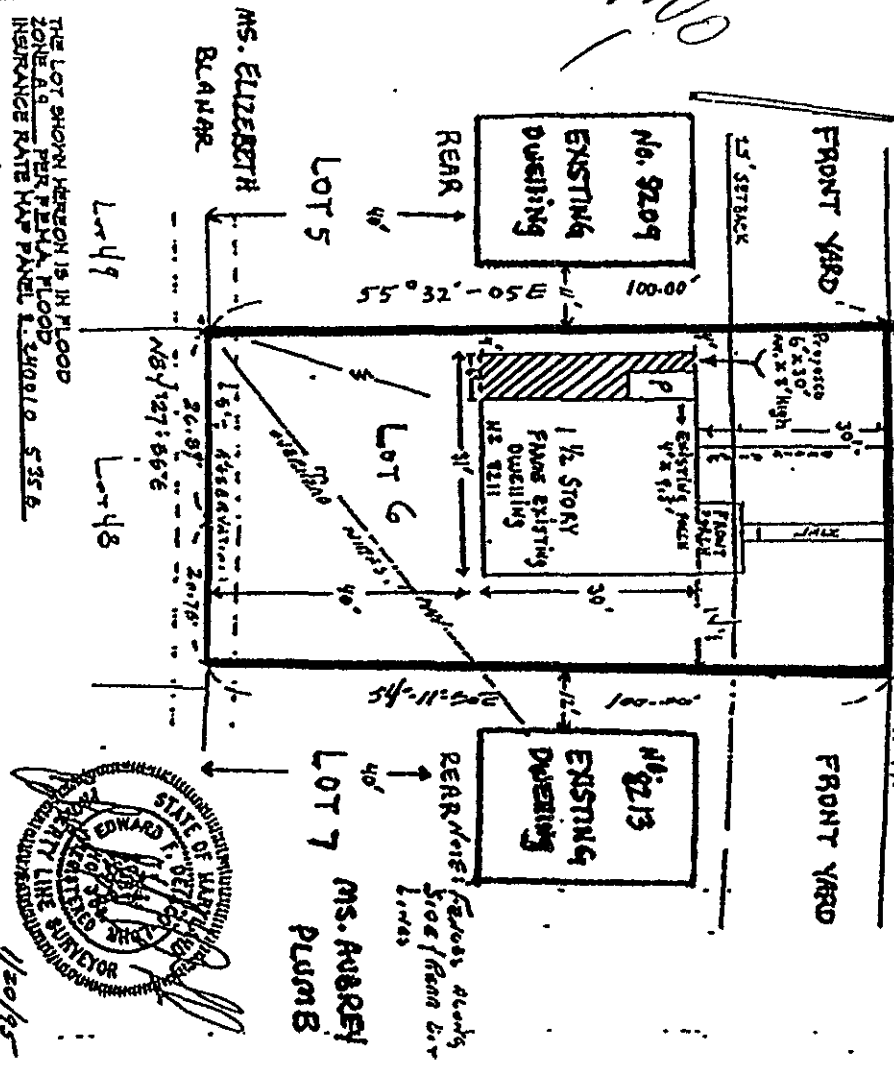
*MICROFILMED*

95-397-A

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8211 LONGPOINT RD. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: MURRAY POINT  
 plat book # 12, folio # 19, lot # 6, section # 8  
 OWNER: LOUIS BONINGANTRI LONGPOINT ROAD

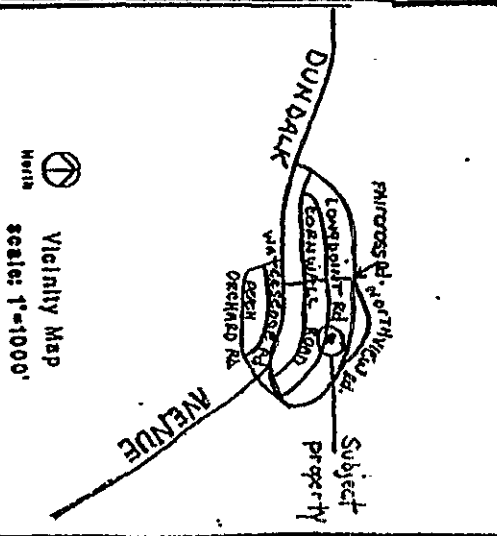


North  
 date: 4/24/11  
 prepared by: LS  
**GERHOLD, CROSS & ETZEL**  
 Scale of Drawing: 1" = 20'

THIS IS TO CERTIFY that the improvements indicated hereon are located as shown. This is Not A Property Line Survey and should not be used as such.

1211 DUNBAR BL. BALTIMORE CO. MD  
 11/20/95

## LOCATION CERTIFICATION



## LOCATION INFORMATION

Election District: 7  
 Councilman District: 7

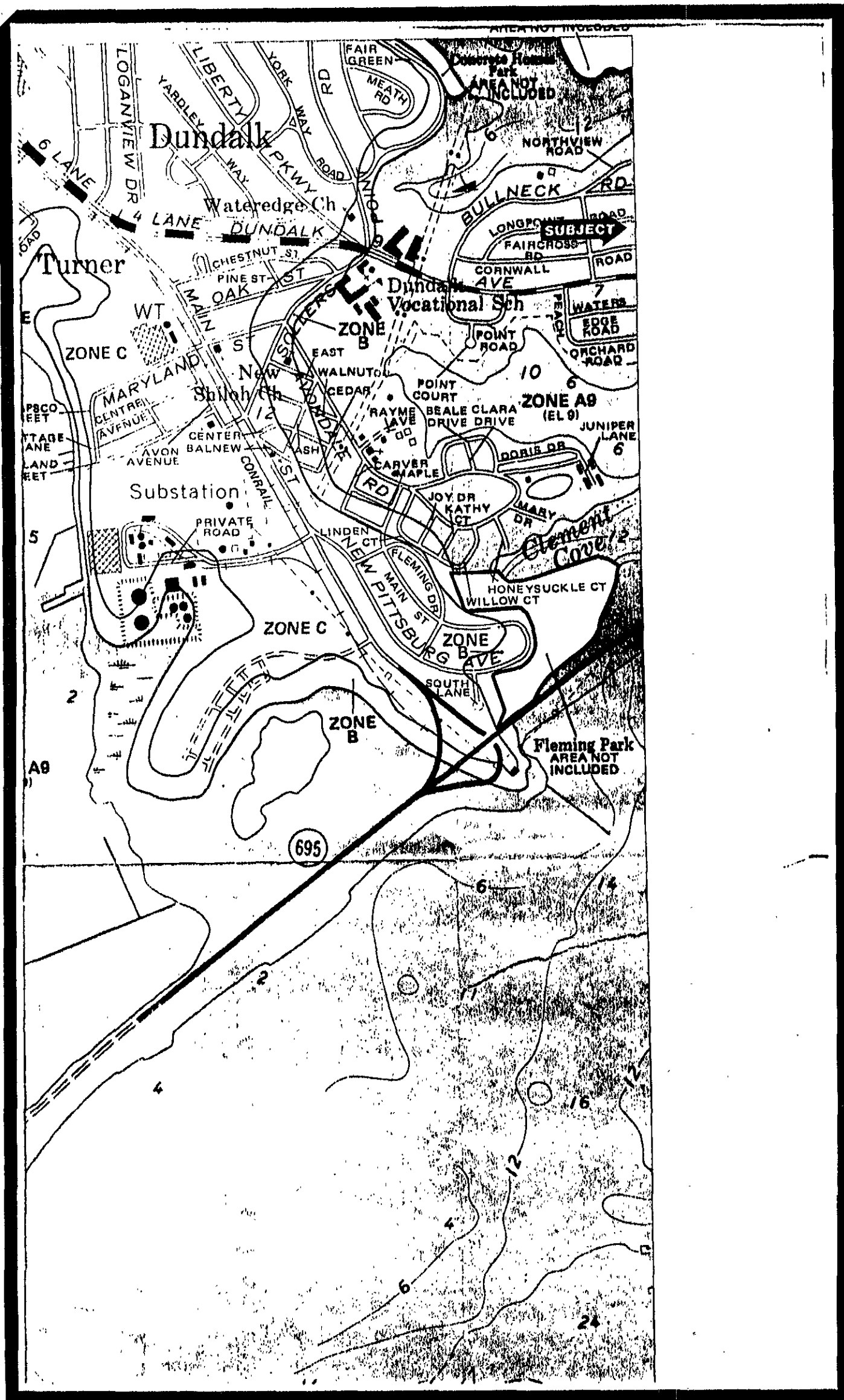
1"=200' scale map: SE - S-F  
 Zoning: SF Residential, DA 5.5  
 Lot size: 1110 square feet

SEWER: ☒ PUBLIC ☐ PRIVATE  
 WATER: ☒ ☐  
 Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

## Zoning Office USE ONLY

reviewed by: SDA ITEM #: 394 CASE #:



95-397-A

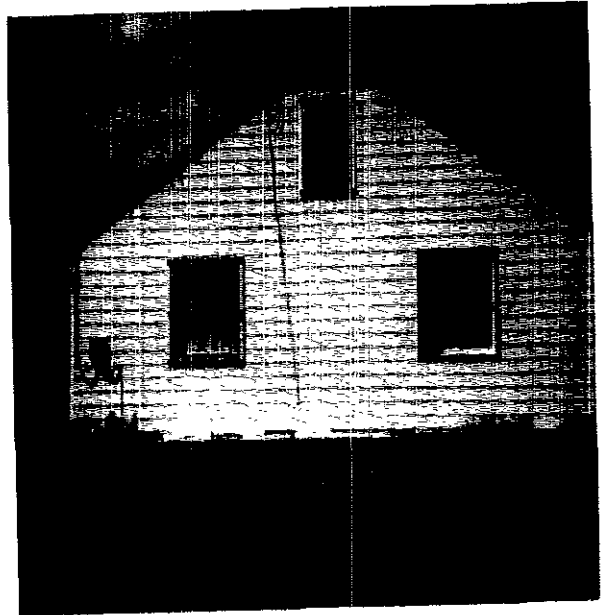
FLOOD PLAIN MAP

394





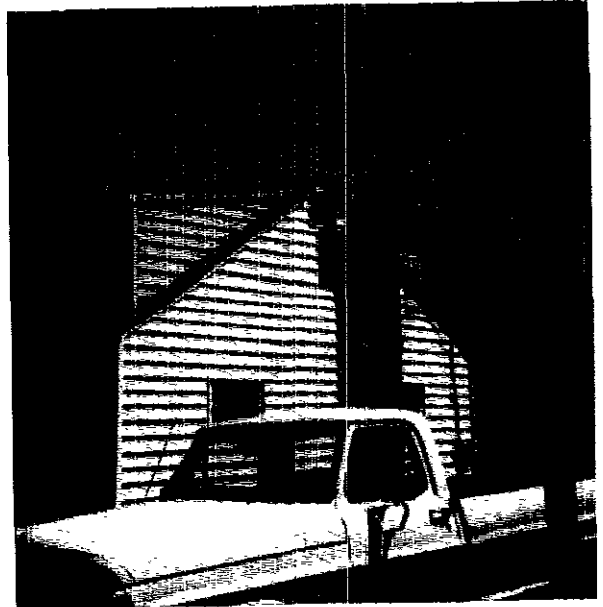
FRONT OF 8211 Longpoint  
394



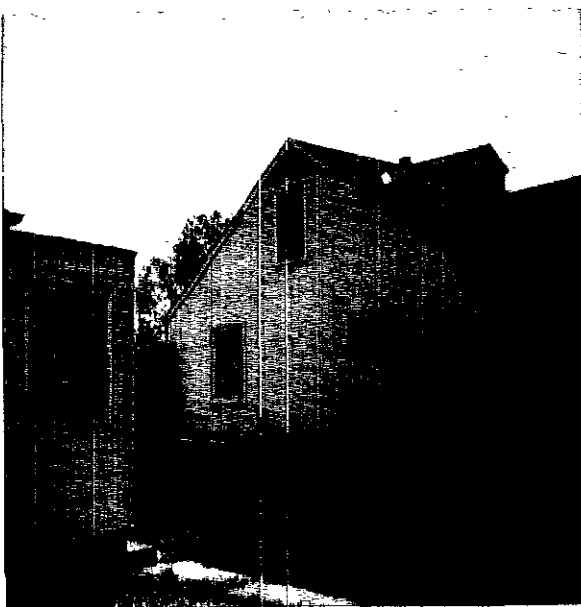
REAR OF 8211 LONGPOINT  
394



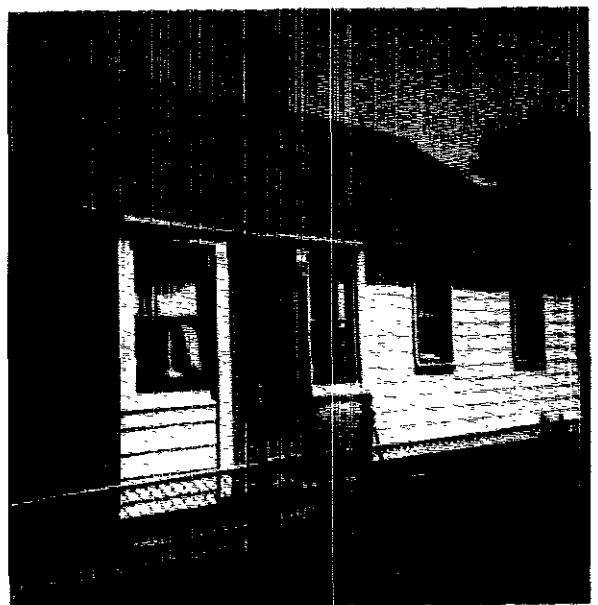
LEFT SIDE OF 8211 LONGPOINT  
(FACING FRONT)  
394



SIDE OF 8213 LONGPOINT  
394



SIDE OF 8209 Longpoint.  
394



Right SIDE OF 8211 Longpoint  
(FACING FRONT OF HOUSE)  
394





95-397-A

#394

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1966

LOCATION  
DUNDALK  
SOLLERS POINT

SHEET  
S.E.  
5-F  
MICROFILMED







IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
N/8 Longpoint Road, 250' W of  
the c/l of Faircross Road  
(8211 Longpoint Road)  
12th Election District  
7th Councilmanic District  
Louis Bonincontri  
Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 8211 Longpoint Road, located in the vicinity of Sollers Point in Dundalk. The Petition was filed by the owner of the property, Louis Bonincontri. The Petitioner seeks variance relief from Section 1802.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4 feet in lieu of the minimum required 10 feet for a proposed 6' x 30' addition. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

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The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of June, 1995 that the Petition for Administrative Variance seeking relief from Section 1802.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4 feet in lieu of the minimum required 10 feet for a proposed 6' x 30' addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Since this property is located within a 100-year flood plain, the Petitioner must comply with the Zoning Plans Advisory Committee (ZAC) comments submitted by Robert W. Bowling, Chief, Developers Engineering Section of the Department of Public Works, dated May 23, 1995.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

Date 6/16/95  
By [Signature]

LES:bjs

- 2 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 6, 1995

Mr. Louis Bonincontri  
8211 Longpoint Road  
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/8 Longpoint Road, 250' W of the c/l of Faircross Road  
(8211 Longpoint Road)  
12th Election District - 7th Councilmanic District  
Louis Bonincontri - Petitioner  
Case No. 95-397-A

Dear Mr. Bonincontri:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

file

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) here compound to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) presently reside at 8211 Longpoint Rd.

Baltimore MD 21222

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

- NEED ADDITIONAL SPACE FOR WASHER/DRYER PREVIOUS OWNER NEVER HAD
- PLAN TO HAVE A FAMILY MASTER BEDROOM TOO SMALL FOR COUPLE
- PLAN TO PUT SHOWER IN MASTER BEDROOM FOR PRIVACY AND CONVENIENCE FROM BACKYARD
- THE HOT WATER HEATER IS BEING BROUGHT DOWN FROM UPSTAIRS TO DOWNSTAIRS TO BE PUT IN A ROOM WITH WASHER/DRYER
- TO CLOSE TO PROPERTY LINE

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

[Signature]  
Louis Bonincontri  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 26 day of April, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/26/95  
[Signature]  
My Commission Expires 9/19/96

NOTARY PUBLIC  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires 9/19/96

ZONING DESCRIPTION 95-397-A

ZONING DESCRIPTION FOR 8211 Longpoint Road

Beginning at a point on the North side of Longpoint Road which is app. 30 feet (paved) wide at the distance of 250 feet West of the centerline of the nearest improved intersecting street Faircross Road which is app. 30 feet wide. Being Lot #6, Block 4, Section #B in the subdivision of Murray Point as recorded in Baltimore County Plat Book #13, Folio #19 containing .11 acres/1110 sq. ft., also known as 8211 Longpoint Road and located in the 12 Election District, 2 Councilmanic District.

#### NEIGHBORHOOD BOUNDARIES AND CHARACTERISTICS:

The neighborhood is bounded on the north by Holabird Avenue, on the south by Pittsburg Avenue, on the east by Northview Road, and on the west by Dundalk Avenue. The neighborhood is comprised mainly of single family dwellings of various styles and ages. Commercial and Industrial land uses along major arteries.

#### LEGAL DESCRIPTION:

Map 110, Grid 6, Parcel 32, Section B, Block 4, Lot 6 - Murray Point, NSMA #0720.

394

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12th Date of Posting 5/14/95

Posted for Variance

Petitioner: Louis Bonincontri

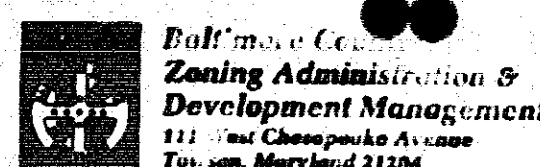
Location of property: 8211 Longpoint Rd. N/8

Location of Sign: 8211 Longpoint Rd. N/8

Remarks: [Signature]

Posted by [Signature] Date of return: 5/19/95

Number of Signs: 1



5-2-95  
Louis Bonincontri  
8211 Longpoint Rd.  
CIC VAR (Admin) SC  
CSC 1 sign 335  
TOTAL 335

receipt

95-397-A

Account R-001-0180

Number 394

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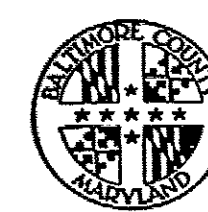
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## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8211 Longpoint Rd. which is presently zoned R-12.5.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. NEED ADDITIONAL SPACE FOR WASHER/DRYER PREVIOUS OWNER NEVER HAD
2. PLAN TO HAVE A FAMILY MASTER BEDROOM TOO SMALL FOR COUPLE
3. PLAN TO PUT SHOWER IN MASTER BEDROOM FOR PRIVACY AND CONVENIENCE FROM BACKYARD

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

When do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Louis Bonincontri

[Signature]

[Signature]

Address: 8211 Longpoint Rd. City: Baltimore State: MD Zip: 21222

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Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 11, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-397-A (Item 394)  
8211 Longpoint Road  
W/S Longpoint Road, 250' W of c/l Faircross Road  
12th Election District - 7th Councilmanic  
Legal Owner(s): Louis Bonincontri

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 14, 1995. The closing date (May 30, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOW AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Arnold Jablon*

Arnold Jablon  
Director

cc: Louis Bonincontri

Printed with Soybean Ink  
on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 25, 1995

Mr. Louis Bonincontri  
8211 Longpoint Road  
Baltimore, Maryland 21222

RE: Item No.: 394  
Case No.: 95-397-A  
Petitioner: L. Bonincontri

Dear Mr. Bonincontri:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 2, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: May 16, 1995

SUBJECT: 8211 Longpoint Road

INFORMATION:

Item Number: 394

Petitioner: Louis Bonincontri

Property Size:

Zoning: DR-5.5

Requested Action: Variance

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to allow a 4' setback in lieu of the required 10'.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by:

Division Chief:

PK/JL

ITEM394/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 23, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 22, 1995  
Item No. 394

The Developers Engineering Section has reviewed the subject zoning item. This site is located in a 100-year tidal flood plain requiring the lowest floor of any building be elevated one foot above the 100-year frequency tidal elevation as defined by the Federal Emergency Management Agency, Flood Insurance Administration's Flood Insurance Study.

RWB:sw

To: Joyce Watson  
ZAC Comments

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 5/16/95

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 5/15/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 393  
394  
395  
396  
398  
399  
400

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/11/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 15, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 392, 394, 395, 396, 397, 398, 399 AND 400.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 394 (JKA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

PETITION PROBLEMS  
AGENDA OF MAY 15, 1995

#393 — JRA

1. Need printed or typed title of person signing for legal owner.
2. Need authorization for person signing for legal owner.

#394 — JRA

1. Wording on petition form is incomplete (ends in mid sentence).
2. No review information on bottom of petition form.
3. No estimated posting date on petition form.
4. Notary section is incorrect.

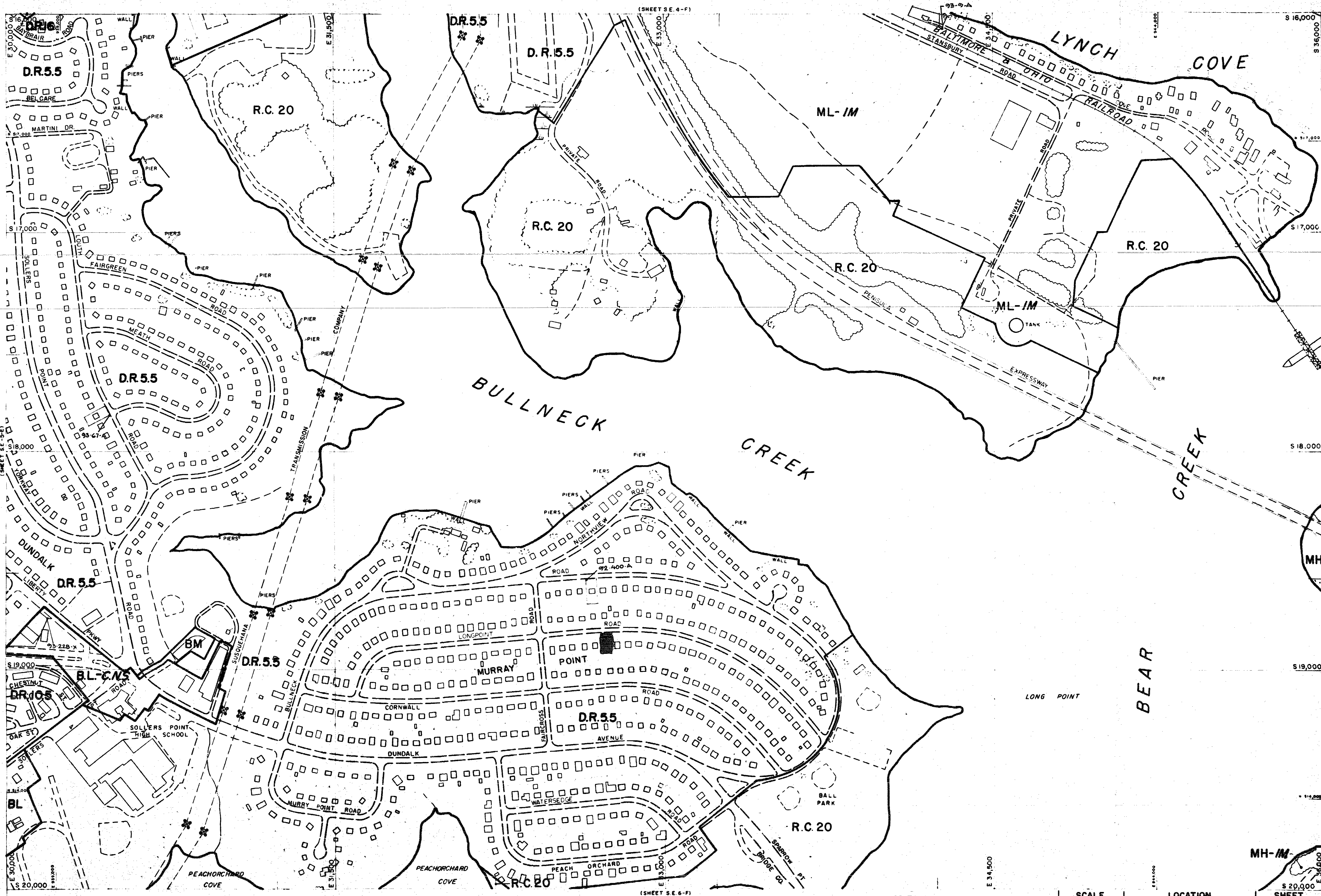
#400 — CAM

1. Item number should have been 400, not 404. (Petition needs to be notified.)
2. Notary section is incomplete.









(SHEET S.E. 4-F)

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S 17,000

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(SHEET S.E. 6-F)

F-SE E-SW  
B-NE B-NW

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

Ord. Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William Howard*  
Chairman, County Council

SCALE  
1" = 200' ±  
  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
  
DUNDALK  
SOLLERS POINT

MH-M  
SHEET  
S.E.  
5-F

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

95-397-A #394





95-397-A

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

# 344

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
DUNDALK  
SOLLERS POINT

SHEET  
S. E.  
5-F